

Dane County Conditional Use Permit Application

Application Date	C.U.P Number
07/07/2014	DCPCUP-2014-02285
Public Hearing Date	
09/23/2014	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME KRELL COMPANY LLC	Phone with Area Code ((608) 212-2666	AGENT NAME <input type="checkbox"/>	Phone with Area Code
BILLING ADDRESS (Number, Street) 209 S MAIN ST		ADDRESS (Number, Street) <input type="checkbox"/>	
(City, State, Zip) VERONA, WI 53593		(City, State, Zip)	
E-MAIL ADDRESS BILL@KRELLINSURANCE.COM		E-MAIL ADDRESS	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP	
2817 WHITE CROSSING ROAD					
TOWNSHIP VERONA	SECTION 7	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0608-073-8420-0		---		---	

CUP DESCRIPTION
UNLIMITED LIVESTOCK ON 3-16 ACRES.

DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
10.126(3)(p)	10.28

DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	Inspectors Initials PMK2	SIGNATURE:(Owner or Agent) _____
		PRINT NAME: _____
		DATE: _____

COMMENTS: UNLIMITED LIVESTOCK ON 3-16 ACRES.



DANE COUNTY
PLANNING DEVELOPMENT

Conditional Use Application

Application Fee: \$486 Mineral Extraction: \$1136

Zoning Division
Room 116, City-County Building
210 Martin Luther King Jr. Blvd.
Madison, Wisconsin 53703-3342
Phone: (608) 266-4266
Fax: (608) 267-1540

Items required to be submitted with application:

- o Written Legal Description of Conditional Use Permit boundaries
- o Scaled drawing of the property showing existing/proposed buildings, setback requirements, driveway, parking area, outside storage areas, location/type of exterior lighting, any natural features, and proposed signs.
- o Scaled map showing neighboring area land uses and zoning districts
- o Written operations plan describing the items listed below (additional items needed for mineral extraction sites)
- o Written statement on how the proposal meets the 6 standards of a Conditional Use

Owner	<u>KRELL COMPANY, LLC</u>	Agent	<u>BILL KRELL</u>
Address	<u>209 S. MAIN ST. VERONA, WI</u>	Address	<u>209 S. MAIN ST VERONA, WI</u>
Phone	_____	Phone	<u>608-212-2666</u>
Email	_____	Email	<u>BILL@KRELLINSURANCE.COM</u>

Parcel numbers affected: LOT 1 CSM #12121 Town: VERONA Section: 7
0608-075-8420-0 Property Address: 2817 WHITE CROSSING ROAD
VERONA, WI 53593

Existing/ Proposed Zoning District : A-2 (P) WITH CUP 1125 ALLOWING HORSE BOARDING

- o Type of Activity proposed: SAME AS EXISTING WITH LIMIT OF 25 HORSES
 Separate checklist for mineral extraction uses must be completed.
- o Hours of Operation 6:30AM - 9AM
- o Number of employees 0-1
- o Anticipated customers MAX OF 25 AT DIFFERENT TIMES OF THE DAY / WEEK
- o Outside storage HORSE TRAILERS, TRACTOR W/ ATTACHMENTS, HAY, 4 WHEELER, CARTS
- o Outdoor activities FENCED RIDING ARENA
- o Outdoor lighting SECURITY LIGHTING ATTACHED TO STABLE
- o Outside loudspeakers NONE
- o Proposed signs CURRENT SIGN ATTACHED TO STABLE AND ONE SIGN OFF HWY PA
- o Trash removal PULLYERLI - STABLE
- o Six Standards of CUP (see back)

The statements provided are true and provide an accurate depiction of the proposed land use. I authorize that I am the owner or have permission to act on behalf of the owner of the property.

Submitted By: Bill Krell, member Date: 6/30/14
Krell Company, LLC

Six Standards of a Conditional Use Permit

Provide an explanation on how the proposed land use will meet all six standards.

PLEASE SEE LETTER DATED 6/30/14 TO PAT KLINKNER

1. The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.

THIS CUP IS SIMPLY A CLARIFICATION OF THE NUMBER OF HORSES PERMITTED ON THE PROPERTY

2. The uses, values and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by establishment, maintenance or operation of the conditional use.

THE HORSE STABLE HAS BEEN IN OPERATION SINCE 1976. CUP 112 WAS GRANTED IN 1994 WHICH EXPANDED THE STABLE AND BECAME CONFORMING WITH NEW DANE COUNTY ZONING REGULATIONS.

3. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

WE HAVE NOT AND WILL NOT IMPEDE OUR NEIGHBORS.

4. That adequate utilities, access roads, drainage and other necessary site improvements have been or are being made.

THERE ARE NO CHANGES IN THE DAILY OPERATION OF OUR STABLE
ALL UTILITIES, ACCESS ROADS, & DRAINAGE ARE ADEQUATE.

5. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

WE HAVE ABUNDANT PARKING FOR OUR BOARDERS. NO BOARDER OR GUEST PARKING IS PERMITTED ON WHITE CROSSING ROAD.

6. That the conditional use shall conform to all applicable regulations of the district in which it is located.

PLEASE SEE LETTER TO PAT KLINKNER DATED 6/30/14. THIS CUP WILL CONFORM TO ALL ZONING REGULATIONS.

June 30, 2014

Pat Klinkner, Dane County Zoning Inspector

210 Martin Luther King Jr. Blvd Room 116

Madison, WI 53703-3342

Dear Mr. Klinkner:

I am in receipt of your letter to me dated June 10th. Following your instructions, we are applying for a conditional use permit to clarify the number of horses we will be permitted to have on our property.

We were under the belief that there was no limit on the number of horses we were permitted to have on our land. This was confirmed by the Realtor when we purchased the property in 2005 and by three Town of Verona Supervisors. We obviously thought we were in compliance with zoning regulations.

Last fall, we decided to limit the horses to 25, down from 29 horses over last summer. We do have guests visit us with their horses for training and pleasure riding. The Stable expansion was approved by Dane County in 1994 with a capacity of 23 stalls.

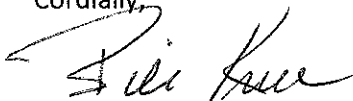
This CUP application is to permit 25 horses on our property at one time. This number includes rough board and guest horses such as our neighbors so that they can ride in our indoor or outdoor arenas.

We are not proposing any changes to our operation other than lowering the number of horses we have cared for. Our neighbors include Dr. Beam, Mandy Thomas, Tim & Linda Sweeney, and the Sharers all with horses. Since 1976 this property has operated as a horse and training stable and I was told by Supervisor Willett that no written complaints have ever been filed with Dane County.

I have enclosed Krell Company check # 7016 dated 6/30/14 in the amount of \$486 payable to Dane County Zoning. I have also enclosed the completed and signed zoning application and a copy of the of the scaled drawing for CSM 12121 Lot #1 with outside storage areas noted, sign on the stable, exterior security light above the stable, and extensive parking area. Street parking is not permitted.

I have delivered a copy of this letter and application to Amanda Arnold. I am hopeful that this CUP will receive approval as it is critical in the operation of our business and to assure our boarders that their horses will continue to receive the care that they have become accustomed to.

Cordially,

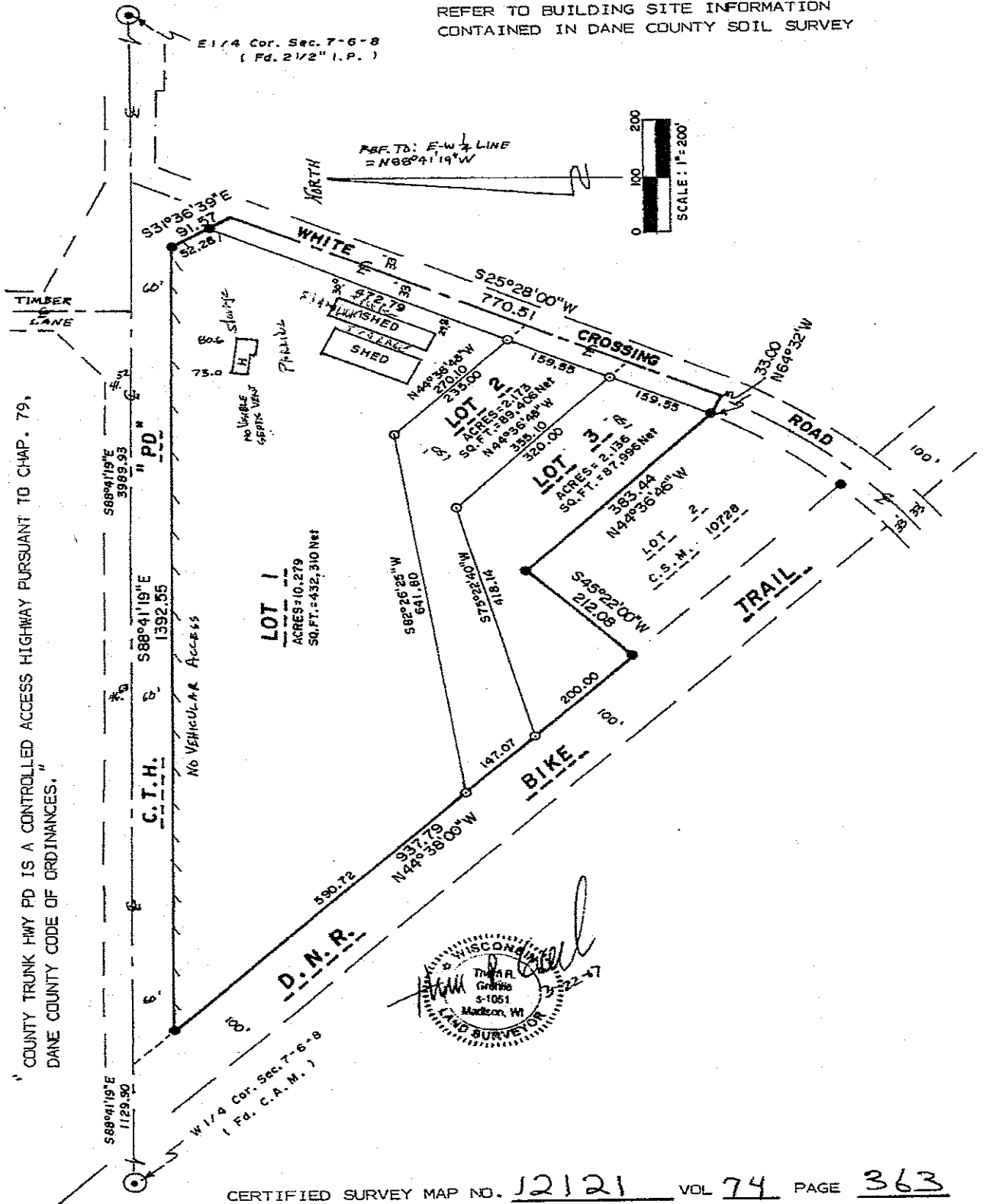


Bill Krell, Member Krell Company LLC 209 S Main St Verona, WI 53593 608-212-2666

CC: Mike Willett, Roger Lane, Todd Violante

CERTIFIED SURVEY MAP

REFER TO BUILDING SITE INFORMATION
CONTAINED IN DANE COUNTY SOIL SURVEY



Parcel Number - 062/0608-073-8420-0 Current

Parcel Summary More +	
Municipality Name	TOWN OF VERONA
Parcel Description	LOT 1 CSM 12121 CS74/362&363-4/13/2007 F...
Owner Name	KRELL COMPANY LLC
Primary Address	2817 WHITE CROSSING RD
Billing Address	209 S MAIN ST VERONA WI 53593

Assessment Summary More +	
Assessment Year	2014
Valuation Classification	G4 G5 G7
Assessment Acres	10.280
Land Value	\$111,350.00
Improved Value	\$203,700.00
Total Value	\$315,050.00

[Show Valuation Breakout](#)

Zoning Information

For the most current and complete zoning information, contact the Division of Zoning.

Zoning
A-2(8) DCPREZ-0000-08446

[Zoning District Fact Sheets](#)

Parcel Maps

[View on Google Maps](#) [Sign in](#)

DCiMap
Google Map
Bing Map

Tax Summary (2013) More +

E-Statement
E-Bill
E-Receipt

Pay Taxes Online

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$111,350.00	\$203,700.00	\$315,050.00
Taxes:		\$6,257.64
Lottery Credit(-):		\$0.00
First Dollar Credit(-):		\$78.52
Specials(+):		\$160.67
Amount:		\$6,339.79

District Information		
Type	State Code	Description
REGULAR SCHOOL	5901	VERONA SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	31SD	STORMWATER MGMT DIST
OTHER DISTRICT	31VF	VERONA FIRE DISTRICT

Recorded Documents				
Doc. Type	Date Recorded	Doc. Number	Volume	Page
WD	05/09/2005	4051763		

[Show More](#) ▼

DocLink

DocLink is a feature that connects this property to recorded documents. If you'd like to use DocLink, all you need to do is select a link in this section. There is a fee that will require either a credit card or user account. [Click here for instructions.](#)



2875

2845

2839

Timberlin

PD

PD

PD

2824

2817

2816

2796

White Crossing Rd

2791

2782

58025003000

000007

THOM R. GRENLIE, REGISTERED LAND SURVEYOR S1051
400 S NINE MOUND RD, VERONA, WISCONSIN 53593 PHONE: (608) 845-6882

SURVEYOR'S CERTIFICATE

State of Wisconsin)
County of Dane) SS.

CERTIFIED SURVEY MAP

I, Thom R. Grenlie, hereby certify that this survey is in compliance with Chapter 236.34 of Wisconsin Statutes.

I also certify that I have surveyed and mapped the lands described hereon and that the map is a correct representation in accordance with the information provided.

Thom R. Grenlie 3-22-07
Thom R. Grenlie, Registered Land Surveyor

LEGAL DESCRIPTION:

LOT 1, CERTIFIED SURVEY MAP NO. 10728, RECORDED IN VOL. 64 OF CERTIFIED SURVEYS, ON PG. 1 & 2, AS DOC. NO. 3696601, AND AS LOCATED IN A PART OF THE NE1/4 OF THE SW1/4, AND THE NW1/4 OF THE SE1/4; ALL IN SECTION 7, T6N, R8E, TOWN OF VERONA, DANE COUNTY, WISCONSIN.

OWNERS CERTIFICATE: AS OWNERS, WE HEREBY CERTIFY THAT WE CAUSED THE ABOVE LANDS TO BE SURVEYED, DIVIDED AND MAPPED AS SHOWN. WE ALSO CERTIFY THAT THIS CERTIFIED SURVEY IS REQUIRED BY S.75.17(1)(A), DANE COUNTY CODE OF ORDINANCES TO BE SUBMITTED TO THE DANE COUNTY ZONING & LAND REGULATION COMMITTEE FOR APPROVAL.

KRELL COMPANY, LLC

BY: *William A. Krell* *Beverly J. Krell*
WILLIAM A. KRELL, MEMBER BEVERLY J. KRELL, MEMBER

NOTARY PUBLIC: PERSONALLY CAME BEFORE ME THIS 22nd DAY OF MARCH, 2006, THE ABOVE-NAMED OWNERS, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

MY COMM. EXPIRES: 2-13-11
Thom R. Grenlie
NOTARY PUBLIC, DANE COUNTY, WI

TOWN OF VERONA: APPROVED PER THE TOWN BOARD OF THE TOWN OF VERONA.

DATE: 3-27-07 *Rose Johnson*
ROSE JOHNSON, TOWN CLERK

CITY OF VERONA: APPROVED PER THE CITY OF VERONA.

DATE: 04-12-07 *Joann Wainwright*
JOANN WAINWRIGHT, CITY CLERK



LEGEND

Scale: 1 inch= 200 ft.
● iron stake found
○ 1"x24" iron pipe set
min. wt.=1.13#/in ft.

SURVEYED HC RT
DRAWN HC
APPROVED
FIELD BOOK 128-75
DATE 3-22-07
TAPE/FILE
PAGE 1 OF 2 PAGES

SURVEYED FOR: KRELL COMPANY, LLC 845-2666
209 S. MAIN ST., VERONA, WI 53593
DESCRIPTION-LOCATION: LOT 1, CSM 10728, IN SECTION 7, T6N, R8E, TOWN OF VERONA, DANE COUNTY, WI

APPROVED FOR RECORDING PER DANE COUNTY ZONING & LAND REG. COMM. action of April 12, 2007 N. SCRIBNER, AGENT #8364

REGISTER OF DEEDS CERTIFICATE
Received for recording this 13th day of April, 2007 at 7:33 o'clock A.m. and recorded in Volume 74 of Certified Survey Maps of Dane County on Page 5 362-363
Kristi Chelkowski Register of Deeds

DOCUMENT # 4298439
CERTIFIED SURVEY MAP # 12121 Vol. 74 Page 362

Lot 1, Certified Survey

2/137

CERTIFIED SURVEY MAP

REFER TO BUILDING SITE INFORMATION
CONTAINED IN DANE COUNTY SOIL SURVEY

